



FREDERICK COUNTY PLANNING COMMISSION  
WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## MEETING SUMMARY

### Wednesday October 19, 2011

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APPROVED: \_\_\_\_\_

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1. **MINUTES**  
September 14, 2011

**Decision:** Mr. Lawrence made a motion to approve the Minutes from the September 14, 2011 FcPc Meeting; 2nd Mr. White.

**Yea 5 Nay 0 Abstained 1 (Forrence) Absent 1 (Shreve)**

**MINUTES:**  
September 21, 2011

**Decision:** Mr. Forrence made a motion to approve the Minutes from the September 21, 2011 FcPc Meeting; 2nd Mr. White.

**Yea 6 Nay 0 Abstained 0 Absent 1 (Shreve)**

2. **CONSENT AGENDA**

**APPROVAL**

- a) [APFO Letter of Understanding \(LOU\) for - Villages of Urbana-Phase II Revision](#) - Requesting approval of a signed LOU for Phase II Plan revision for the Villages of Urbana PUD, which was approved by the FCPC in September 2011. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 67. S1065, AP11948. Kathy Mitchell, Asst. County Attorney

**#1 Decision:** Ms. Wolfe made a motion for approval of [APFO Letter of Understanding \(LOU\) for- Villages of Urbana-Phase II Revision](#) in accordance with the Staff's findings and recommendations; 2nd by Mr. Lawrence.

**Yea 4 Nay 2 (Floyd/Forrence) Abstained 0 Absent 1 (Shreve)**

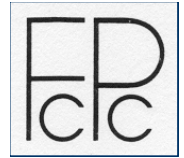
**#2 Decision:** Mr. White made a motion that the BoCC re-visit the language on the APFO mitigation fee; 2nd by Ms. Forrence.

**Yea 4 Nay 2 (Floyd/Wolfe) Abstained 0 Absent 1 (Shreve)**



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### 3. SITE PLAN

### DECISION

- a) Grant County Mulch- The applicant is proposing to occupy approximately 26,139 square feet of existing structures within a Limited Industrial facility for a wood waste recycling facility. The Applicant is not proposing any construction or alterations to the existing buildings on site. On August 25, 2011, the Applicant received special exception approval to establish a wood waste recycling facility in the AG zone. Located at the corner of MD Rt 85 and Manor Woods Road. Zoned: Village Commercial (VC) Limited Industrial (LI) & Agricultural (AG), Adamstown Planning Region. Tax Map 95 / Parcel 81.SP11-11, AP 12127. Tolson DeSa

**Decision:** Mr. White made a motion for conditional approval of Grant County Mulch in accordance with the Staff's findings and recommendations; 2nd by Ms. Wolfe.

**Yea 6 Nay 0 Abstained 0 Absent 1 (Shreve)**

### 4. TRIENNIAL REVIEW OF THE WATER AND SEWERAGE PLAN

### FINDING OF CONSISTENCY AND RECOMMENDATION

- a) Continued from September 14, 2011, Planning Commission will review and discuss the revisions contained in the draft Water and Sewerage Plan, determine consistency with the Comprehensive Plan and make a recommendation to the Board of County Commissioners. The Planning Commission received a preview briefing on the Triennial update to the Water and Sewerage Plan on August 10, 2011. Tim Goodfellow

**Decision:** Mr. White made a motion for finding of consistency of Triennial Review of the water and sewerage plan in accordance with the Staff's findings and recommendations; 2<sup>nd</sup> by Ms. Wolfe.

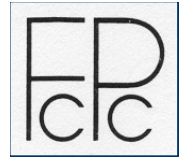
**Yea 6 Nay 0 Abstained 1 (Forrence) Absent 1 (Shreve)**

### 5. ZONING TEXT AMENDMENT – (Public Hearing)

### RECOMMENDATION

- a) A public hearing will be conducted for the MX Euclidean Zoning Ordinance Text Amendment (ZT-11-14). The text amendment would create a new MX Euclidean zoning district including: establishing a purpose statement, identifying permitted uses by adding the district to the Use Table, establishing minimum lot area, lot width, setbacks and maximum height standards, and providing supplementary district regulations including design standards and multiple structure and mixed use provisions. Shawna Lemonds

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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**#1 Decision:** Mr. Lawrence made a recommendation of approval and also a recommendation to pass the MX Euclidean Zoning Ordinance Text Amendment (ZT-11-14); 2nd by Mr. White.

**Yea 2 (Wolfe/Lawrence) Nay 4(Forrence/White/Floyd/McClurkin) Abstained 0 Absent 1(Shreve)**

**#2 Decision:** Mr. White made a recommendation to represent with more detailed information as to where it can be applied of MX Euclidean Zoning Ordinance Text Amendment (ZT-11-14) 2nd by Forrence.

**Yea 4 (Forrence/White/Floyd/McClurkin) Nay 2 (Wolfe/Lawrence) Abstained 0 Absent 1 (Shreve)**

6. **2011 COMPREHENSIVE PLAN/ZONING REVIEW**

**INFORMATIONAL**

- a) Staff provided a briefing of the review including the various request summaries, mapping, and the upcoming public hearings in November. Jim Gugel

Meeting adjourned at 4:19p.m.